Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
MAR 13 2012

City or County Name: City of Angels

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Angels Camp, CA 95222

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Reporting Period by Calendar Year: from 1-1-2010 to 12-31-2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City Name: City of Angels

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Reporting Period: January 1, 2010 to December 31, 2010

Post-it® Fax Note 7671	Date 3/9/2012 # of pages ▶ 10
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 Sect. 6202)

Jurisdiction City of Angels, Calaveras County

Reporting Period 1/1/2010 – 12/31/2010

Table A

Annual Building Activity Report Summary – New Construction
Very Low-, Low-, and Mixed Income

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5A	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Income				Total Units per Project	Est. # Infill Units	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and describe an explanation how the jurisdiction determined the units were affordable. Refer to instructions
			Very Low Income	Low Income	Mod. income	Above Mod. Income					
1583 Park Avenue					X		1	1			
9. Totals of Moderate and Above Moderate for A3					0	0	1				
10. Total by Income											
11. Total Extremely Low Income Unit											

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Angels, Calaveras County
Reporting Period 1/1/2010 – 12/31/2010

Table A2

Annual Building Activity Report Summary – Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1 (c)(1)

Please Note: Units may be only credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire Units to accommodate a portion of its RHNA which meets the specific criteria as outlined in GC Section 65583.1 (c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Section 65583.1
	Extremely Low Income	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity			50		The owner of the property has it deed restricted for tax credits and ARRA money was being used for the rehabilitation of the units (Copello Apt 575 Copello Drive
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income					

Table A3

Annual Building Activity Report Summary for Above-Moderate Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2-4 Units	3. 5+ Units	4. Second Units	5. Mobile Homes	6. Total	7. Number of Infill Units
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Angels, Calaveras County
Reporting Period 1/1/2010 – 12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period See Example			2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	46	0	0	0	0						0	46
	Non-Deed Restricted		0	0	0	0						0	
Low	Deed Restricted	32	0	0	0	0						0	32
	Non-Deed Restricted		0	0	0	0						0	
Moderate	Deed Restricted	40	0	0	0	0						0	33
	Non-Deed Restricted		6	0	0	1						7	
Above Moderate		83	12	2	2	0						16	67
Total RHNA by COG. Enter allocation number		201	18	2	2	1						23	178
Total Units													
Remaining Need for RHNA Period													

Notes: unit serving extremely low-income households are included in the very low income permitted units totals

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
GOVERNMENT CONSTRAINTS			
2.B.a. Continue to conduct periodic reviews of the City of Angels' Municipal Code and General Plan/ Consistency.	Remove identified inconsistencies between the General Plan and the Municipal Code and remove identified constraints to the development of affordable housing through implementation of other programs	June 30, 2014	Ongoing
2.B.b Continue to provide flexible standards for On and Off Site improvements for the construction of Extremely Low to Moderate Income Housing.	Apply at least two alternatives development standards to a project providing housing for low or very low income households	June 1, 2012 to June 30 2014	Ongoing
2.B.c. Forward a draft to the City Council to Waive, Reduce and/or Defer Application and Impact Fee payment for Extremely Low-to- Moderate Income Housing Project.	Waiver or reduce fees for at least one project providing funding for a low, very-low, or extremely low income households	June 30, 2014	There has been no housing projects application received, however, the City is continuing the process of a getting an agreement to the City Council.
2.B.d. Revise the City's Second Unit "Granny Flat" Ordinance.	Issue building permits for at least six second units	June 30, 2013	The City has not had any applications for second units, however staff is working on the Ordinance.
2.B.e. Adopt and Maintain a City Density Bonus Program.	Offer or apply the City' s density bonus to at least one project providing housing for a low or very low income I	June 30, 2013	Ongoing
2.B.f. Monitor the City's Water Treatment Plant capacity to ensure sufficient Capacity to meet the City's Affordable Housing Objectives.	Update the Water and Wastewater Master Plan at least once prior r to 2014	June 30, 2014	City is in the process of updating the plans and shall have them prior to June 30 2014.

Table C Continued

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
2.B.g Reduce connection fees for extremely low, very low, and low income households commensurate with the acquisition of funding from state and federal sources.	Reduce connection for at least six low, very low, or extremely low income households if grant funding is secured	June 30 , 2014	Ongoing, the City has not even had six houses in last 3 years.
2.B.h. Maintaining Sufficient water and wastewater capacity.	Maintain adequate water and wastewater capacity for housing for all income levels.	June 30, 2014	Ongoing, The City is in the process of updating water and wastewater master plans
2.B.i. Allow Multi-family housing in the R-3 District by Site Plan Review.	Process at least one multifamily housing application using the Site Plan review process	June 30, 2013	Ongoing, completing Muni-Code update June 30, 2013
2.B.j. Draft a hillside ordinance	Apply hillside development standards to at least three new construction projects	June 30, 2013	Ongoing ,completing Muni-Code update June 30, 2013
2.B.k. Allow second-floor housing units in commercial buildings.	Permit at least one second floor housing unit above a commercial establishment within a commercial district	June 30, 2013	Ongoing, the City has a number of businesses in the downtown district with living units on the second floor of commercial building in the downtown. The City will be completing the Muni-code update.
2.B.l. Mobile home /Manufactured Housing Provision.	Permit at least three manufactured homes on single family lots.	June 30, 2014	Ongoing
2.B.m. Incorporate Housing Education Programs.	Assist Staff in addressing community opposition to high density affordable housing project.	June 30, 2014	Ongoing
2.B.n. Water and Wastewater Service Priorities	Continue to provide sufficient water and wastewater service to ser all housing needs; when constrained, water and wastewater priorities should be allocated to projects serving target income group	June 30, 2014	Ongoing
HOUSING CONSERVATION			
2.C.a. Continue to allow use of materials and methods consistent with the construction date of the buildings for buildings 50 years of age or older per the State Historic Building Code	Allow the use of materials and methods of construction consistent with the construction date of the building for buildings 50 years of age or older on at least two rehabilitation or remodeling projects in the City	June 30, 2014	Ongoing
2.C.b. Continue to monitor the status of at-risk units and inform agencies able to pursue purchase.	To retain the 50 unit Altaville Apt for low and very low income households	June 30, 2014	Ongoing
2.C.c Facilitate right of first refusal agreements.	Provide notification to at least three non-profits qualified to purchase the Altaville Apartments	June 30, 2014	Ongoing
2.C.d Provide educational materials for tenants of at-risk housing developments.	Provide this information to all of the residents in the Altaville Apartments	June 30, 2014	Ongoing
2.C.e. Update and maintain the City's condominium conversion ordinance.	To avoid 99%of proposed conversions of existing housing for low and very low income households to	June 30, 2014	Ongoing

	condominiums which will not be made available to		
Table C Continued			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	low, very- low, and extremely low income house holds		
2.C.f Establish a Redevelopment Agency to assist in the provision of affordable housing and to fund infrastructure improvements	Gain support for establishing a redevelopment district to assist in providing affordable housing and fund infrastructure improvements	June 30, 2014	Ongoing. The State Legislature struck down redevelopment agencies and the City will need to find other sources of money.
2.C.g. Consider adopting the Mills Act	Offer Mills Act incentives to at least one project involving rehabilitation of a structure to be used to provide affordable housing (e.g., boardinghouse, residential hotel in commercial district).	June 30, 2014	Ongoing
2.C.h. Pursue funding to support a housing rehabilitation and/or rehabilitation loan Program	To pursue funding to help low and very low income households	June 30, 2014	Ongoing, Apply for at least one grant prior to 2014.
2.C.i. Establish priorities for implementing the housing rehabilitation program in the City aimed at Special Needs households and targeting substandard housing units	To pursue funding to help low and very low income households	June 30, 2014	Establish updates to the 2005 and 2009 priority lists prior to June 1 2014
2.C.j. Establish a Self-help Rehabilitation /fix up programs	Offer paint vouchers to at least four qualified residents	June 30, 2014	Apply for at least one grant prior to 2014
2.C.k. Update the 2009 Housing Conditions Survey/Pursue Funds for improving the existing housing stock and accessibility to housing	Submit a grant application for CDBG Planning & Technical assistance funding by 2013. Submit one grant to implement either a grant for rehabilitation funds or first-time homebuyers based on the outcome of the survey funded by the preceding . Overall objectives of both grant applications: Rehabilitate or assist six low, very-low, or extremely income households in acquiring or retaining housing	June 30, 2014	Apply for at least one grant prior to 2014.
2.C.l. Continue to enforce state energy efficiency standards for residential buildings	Enforce state energy efficiency standards on all new residential development subject to the standards throughout the planning period	June 14, 2014	Ongoing
2.C.m. Support the reduction of contamination hazards in older buildings.	In conjunction with rehabilitation activities in Program 2.C.k	June 30, 2014	Ongoing
2.C.n. Continue to maintain a code enforcement position	Identify all housing units in the City which are substandard or dilapidated as defined in Health and Safety Code Section 17995.3	June 30, 2014	Ongoing
2.C.o. Climate/Green/Energy programs	Incorporate at least one of the programs activities in at least one rehabilitation project funded through the City	June 30, 2014	Update Municipal Code by June 1, 2014

Table C Continued			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
2.C.p. Undertake a City-wide Housing Numbering Program	Have accurate home numbers posted for all residents and readily visible from the street (day and night)	June 30, 2014	Apply for at least one grant and/or commence program by June 1 2014
2.C.q. Flood Hazards and Flood Management Analysis	Ensure housing sites are located in the potential flood hazards areas	June 30, 2014	Ongoing, annually
EQUAL OPPORTUNITY HOUSING			
2.D.a. Continue to support the establishment of Senior housing	Complete a map of parcels in the City available for tri-level housing; present options to at least one developer seeking senior housing opportunities in the city for tri-level housing during the planning period	June 30, 2014	Complete Municipal Code Updates by June 1, 2013 for residential districts; Complete full Municipal Code update by June 30, 2014
2.D.b. Facilitate the provision of special needs housing	Bring Municipal Code into compliance with State Law; Remove constraints identified in the Housing Element	June 30, 2014	Complete Municipal Code Updates by June 1, 2013 for residential districts; Complete full Municipal Code update by June 30, 2014
2.D.c. Facilitate the Establishment of Housing for special needs populations for facilities accommodating six or fewer residents	Bring Municipal Code into compliance with State Law; Remove constraints identified in the Housing Element	June 30, 2014	Complete Municipal Code Updates by June 1, 2013 for residential districts; Complete full Municipal Code update by June 30, 2014
2.D.d. Facilitate the provision of transitional shelters/housing, supportive housing, Emergency/homeless shelters, Domestic Violence Shelters	Remove potential constraints to these types of special housing	June 30, 2014	Complete Municipal Code Updates by June 1, 2013 for residential districts; Complete full Municipal Code update by June 30, 2014
2.D.e. Facilitate Employee Housing/farm workers	Remove potential constraints to these types of special housing	June 30, 2014	Complete Municipal Code Updates by June 1, 2013 for residential districts; Complete full Municipal Code update by June 30, 2014
2.D.f. Facilitate Family day care	Remove potential constraints to these types of special housing	June 30, 2014	Complete Municipal Code Updates by June 1, 2013 for residential districts; Complete full Municipal Code update by June 30, 2014
2.D.g. Support the maintenance of a satellite learning center in association with Columbia College in or near the City	Maintain the existing satellite learning center at the Glory Hole complex	June 30, 2014	Ongoing. The City is working with Columbia College on a permanent site located on Murphys Grade Road
2.D.h. Enforce the Provisions of the Fair Housing Act	Assist at least one new residential construction project in providing disabled access through implementation of alternative development standards established in this program	June 30, 2013	Ongoing, Update Municipal Code June 30, 2014.

Table 3 Continued

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
2.D.i. Provide Information for renters	Provide prompt response to renter questions related to housing discrimination and related issues. Distribution of at least ½ dozen informational brochures by the end of the planning period and establishment of links on the City website by December 2013	June 30, 2014	Secure handouts and place at the Community Development Department and City Hall of the City of Angels by June 30, 2014
2.D.j. Pursue funding to establish an ongoing City's homebuyer's assistance program	Gain support for establishing a redevelopment district to assist in providing affordable housing and fund infrastructure improvements	June 30, 2014	Ongoing. Apply for at least one grant by June 1, 2014.
2.D.k. Facilitate Cooperative City/County efforts to achieve housing goals	The objective is to hold one joint meeting or forum by June 1, 2014	June 30, 2014	The City will be working with the County on scheduling a joint meeting in June 2013
2.D.l. Incorporate facilities for Special Needs populations in the design of Public Use Center	To include consideration of Special Needs populations in conjunction with consideration of all applications for a new public community use facility by the City.	June 30, 2014	Ongoing, as needed.
2.D.m. Adopt reasonable accommodation procedures	To assist at least two households with reasonable accommodation	June 30, 2014	The City adopted an ADA implementation plan for City Facilities in 2010.
2.D.n. Promote Healthy Arts program	To raise community awareness of the need for a healthy arts program in the City	June 30, 2014	Ongoing, the City will be updating the Municipal Code in 2014.

City of Angels Camp
Building Permit Activity 2010

MONTH	New SFR	2nd Unit Y/N	SINGLE FAMILY ADD. & ALT.	Conver. of SFR To Commercial	MOBILE HOMES ON FOUND	MULTI-FAM UNITS	Demo Houses	Demo Other	MISC	TOTAL	
JAN.			1							5	6
FEB.			1					1		10	12
MAR.		1								7	8
APRIL										6	6
MAY			2							7	9
JUNE			2							10	12
JULY			2							12	14
AUG.			1							13	14
SEPT.										9	9
OCT.			2							6	8
NOV.			1							7	8
DEC.			2							4	6
TOTALS	1	1	13	0	0	0	1	0	96	112	